



REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT

Fort Bend County
Engineering Department
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytexas.gov



Right of Way Permit



Commercial Driveway Permit

Permit No: 2016-10594

Applicant: Champion Contractors of Texas/Windyroc Studios, LLC

Job Location Site: 1935 Lake Fountain Drive, Katy, TX 77494

Bond No. ████████ **Date of Bond:** 2/3/2017 **Amount:** \$10,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

Notes:

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
 - a. 48 hours in advance of construction start up, and
 - b. When construction is completed and ready for final inspection, submit notification to Permit Administrator thru MyGovernmentOnline.org portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 28th day of February, 2017, Upon Motion of Commissioner Morales, seconded by Commissioner Patterson, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

Presented to Commissioners Court and approved.

By: Charles O. Ay
for County Engineer

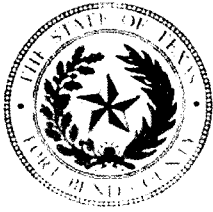
Date Recorded 3-10-17 Comm. Court No. 14/K

N/A

Clerk of Commissioners Court

By: _____
Drainage District Engineer/Manager

By: Bonda Willis
Deputy



**PERMIT APPLICATION REVIEW FORM FOR
CABLE, CONDUIT, AND POLE LINE ACTIVITY
IN FORT BEND COUNTY**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytexas.gov

☐

Right of Way Permit

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Commercial Driveway Permit

Permit No: 2016-10594

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

(1) COMPLETE APPLICATION FORM:

X
X
X

- a. Name of road, street, and/or drainage ditch affected.
- b. Vicinity map showing course of directions
- c. Plans and specifications

(2) BOND:

☐

County Attorney, approval when applicable.

☐

Perpetual bond currently posted.

Bond No: _____

Amount: _____

☒

Performance bond submitted.

Bond No: [REDACTED]

Amount: \$10,000.00

☐

Cashier's Check

Check No: _____

Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

We have reviewed this project and agree it meets minimum requirements.

Charles O. Ay

Permit Administrator

2/21/17

Date

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS****AUTHORIZED**

BOND NO.
 THE STATE OF TEXAS §
 COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Champion Contractors of Texas whose
 address is 1 Westpoint Dr Missouri City, TX 77459, Texas, hereinafter called the Principal,
 and SureTec Insurance Company, a Corporation existing under and by virtue of
 the laws of the State of Texas and authorized to do an indemnifying business in the State
 of Texas, and whose principal office is located at 1330 Post Oak Blvd., Suite 1100 Houston, TX 77056, whose
 officer residing in the State of Texas, authorized to accept service in all suits and actions brought
 within said State is Steven D. Nelson and whose address is 9737 Great Hills Trail, Suite 320, Austin, TX 78759,
 hereinafter called the Surety, are held and firmly bound unto, Robert E. Hebert, County Judge
 of Fort Bend County, Texas, or his successors in office, in the full sum of Ten Thousand Dollars
 (\$ 10,000.00) current, lawful money of the United States of America, to be paid to said
Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which
 payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us,
 our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and
 severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden
 principal contemplates laying, constructing, maintaining and/or repairing one or more cables,
 conduits, and/or pole lines in, under, across and/or along roads, streets and highways in the
 County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court
 of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day
 of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort
 Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to
 and made a part hereof for all purposes as though fully set out herein.

AND WHEREAS, the principal desires to provide Fort Bend County with a performance
 bond covering all such cable, conduit and/or pole line activity;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable,
 conduit and/or pole line activity (including, but not limited to the laying, construction,
 maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along
 roads, streets and highways in the County of Fort Bend and State of Texas, under the
 jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in
 accordance with minimum requirements and conditions of the above mentioned Commissioners'
 Court order set forth and specified to be by said principal done and performed, at the time and
 in the manner therein specified, and shall pay over and make good and reimburse Fort Bend
 County, all loss and damages which Fort Bend County may sustain by reason of any failure or
 default on the part of said principal, then this obligation shall be null and void otherwise to
 remain in full force and effect.

This bond is payable at the County Courthouse in the County of Fort Bend and State of
 Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond,
 it may require further and/or additional bonds of the principal.

EXECUTED this 3rd day of February, 2017.

Champion Contractors of Texas

PRINCIPALBY 

SureTec Insurance Company

SURETYBY 

Belinda Rodriguez Attorney in Fact

CCM 22817 #14K
 Fort Bend County Clerk
 Return Admin Serv Coord KAC

<p style="text-align: center;">SureTec Insurance Company THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION</p>
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Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Belinda Rodriguez

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Principal: Champion Contractors of Texas
Obligee: Fort Bend County Facility and Planning Dept.
Amount: \$ 10,000.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 21st day of March, A.D. 2013.

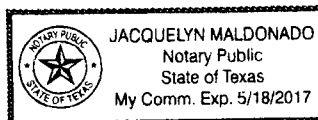
SURETEC INSURANCE COMPANY

By: 
 John Knox Jr., President

State of Texas ss:
 County of Harris



On this 21st day of March, A.D. 2013 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




 Jacquelyn Maldonado, Notary Public
 My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 20th day of December, 2016, A.D.


 M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
 For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

March 09, 2017 02:47:36 PM

FEE: \$0.00 SB
BOND

2017025165

Addition and Renovation to Lentz Residence
1935 Lake Fountain Drive, Katy, TX 77494

1935 Lake Fountain Drive, Katy, TX 77494



WINDYROC STUDIOS, LLC
2022 W. 10TH AVE. # 1000
DENVER, CO 80202
303.733.4303
allison.g.schmidt@architect

[illegible]

SIDEWALK AND DRIVEWAY DETAILS-FORT BEND COUNTY ENGINEERING DEPT.
SCALE NTS

SIDEWALK
SCALE: NTS

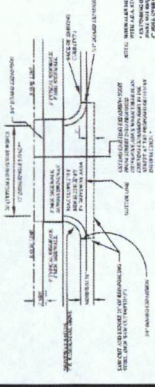
FORD BEND COUNTY ENGINEERING DEPARTMENT

SIDEWALKS & DRIVEWAYS ON CURB TYPE STREETS RESIDENT AREA	DRAWN BY: E. ERECKA DATE DRAWN: 7-1-94 APPROVED BY: L. HOOO DATE: 7-1-94 REVISION NO. EBC-01104 DATE REWISD: 4-7-96 RE-DESIGNED BY: J. HETAROUS
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GENERAL NOTES.

4. CONDUCT BLOCKING FOR PROPOSED BAYVIEW CONDOMINIUM LOW-CUT-OF EXISTING PAYMENT TO BAYVIEW CONDOMINIUM FOR TRANSFERRED PROPERTY. 1% OFF. MONITORING THE CREDIT ENFORCEMENT FOR THE RIGHT TO ANNUAL SUBSIDIZATION 14-143 102 ml CONDUCT 114
5. PROPOSED BAYVIEW CONDOMINIUM. 14-143 102 ml CONDUCT 114

B. USE FOR ALL PROMISED DRIVEN ON CUMULATED TYPE STREETS



A. USE FOR ALL PROPOSED EXISTING CURB REMOVAL FOR DRIVEWAYS (PLAN VIEW NOT TO SCALE)

WHEN A RESIDENTIAL SIDEWALK, DRIVEWAY, CURB OR GUTTER IS CONSTRUCTED, RECONSTRUCTED, REPAIRED OR RESURFACED ON COUNTY RIGHT-OF-WAY FOR USE WITH CONCRETE OR ASPHALT

MATERIALS SELECTION

THE

PROJECT INFORMATION:

PROJECT ADDRESS:
35 LAKE FOUNTAIN DRIVE, KATY, TEXAS 77494

PROJECT SCOPE:

WORK INCLUDES A FOUR-CAR GARAGE ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE. ALSO, RENOVATION OF THE EXISTING GARAGE TO INCLUDE A GAME ROOM WITH NEW MULTI-SLIDER DOOR TO BACKYARD.

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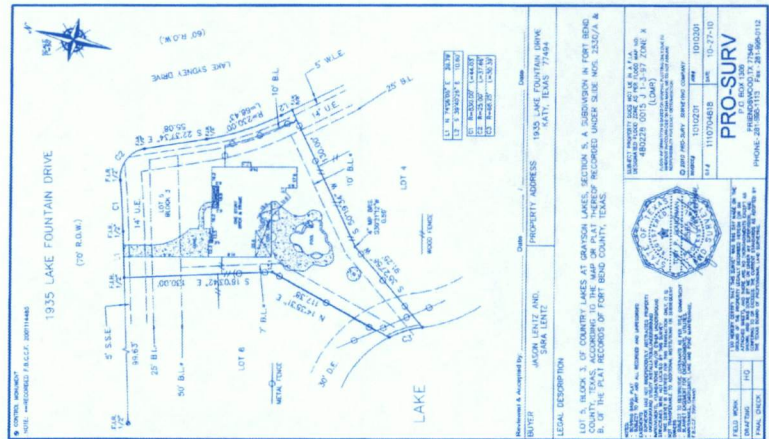
PROJECT PERSPECTIVE - FOR INFORMATION ONLY

PROJECT
SCALE: MTS



PROJECT PERSPECTIVE - FOR INFORMATION ONLY
SCALE NTS

SCALE NTS



SITE SURVEY - FOR INFORMATION ONLY
SCALE: 1" = 50'-0"

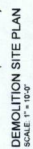
SCALE: 1" = 50'-0"

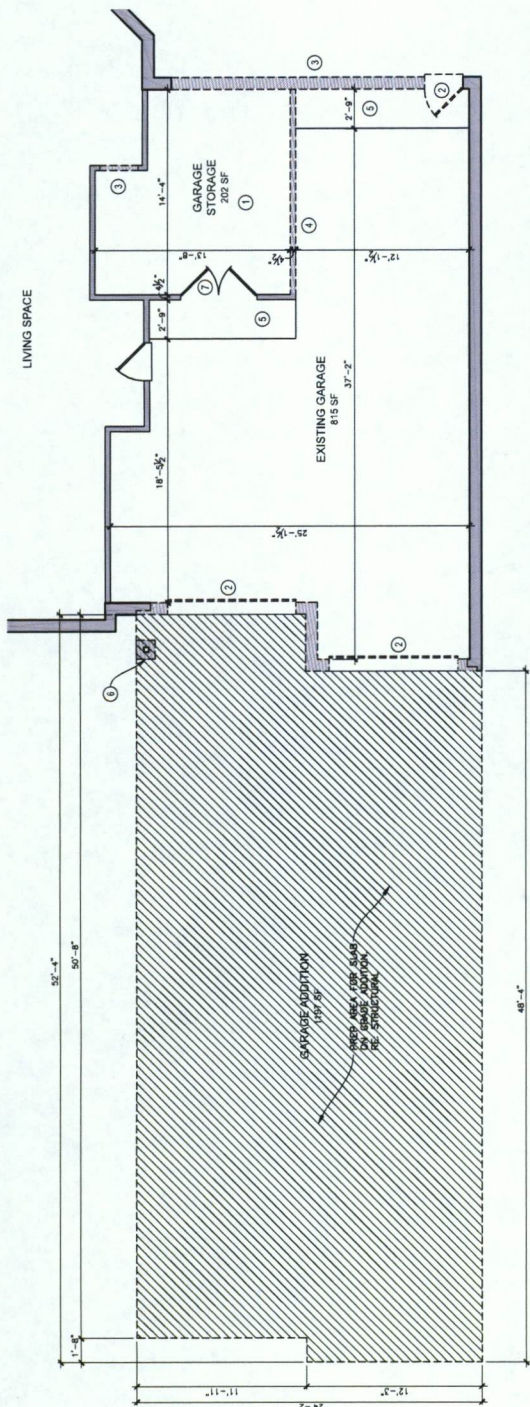
1935 Lake Fountain Drive, Katy, TX 77494

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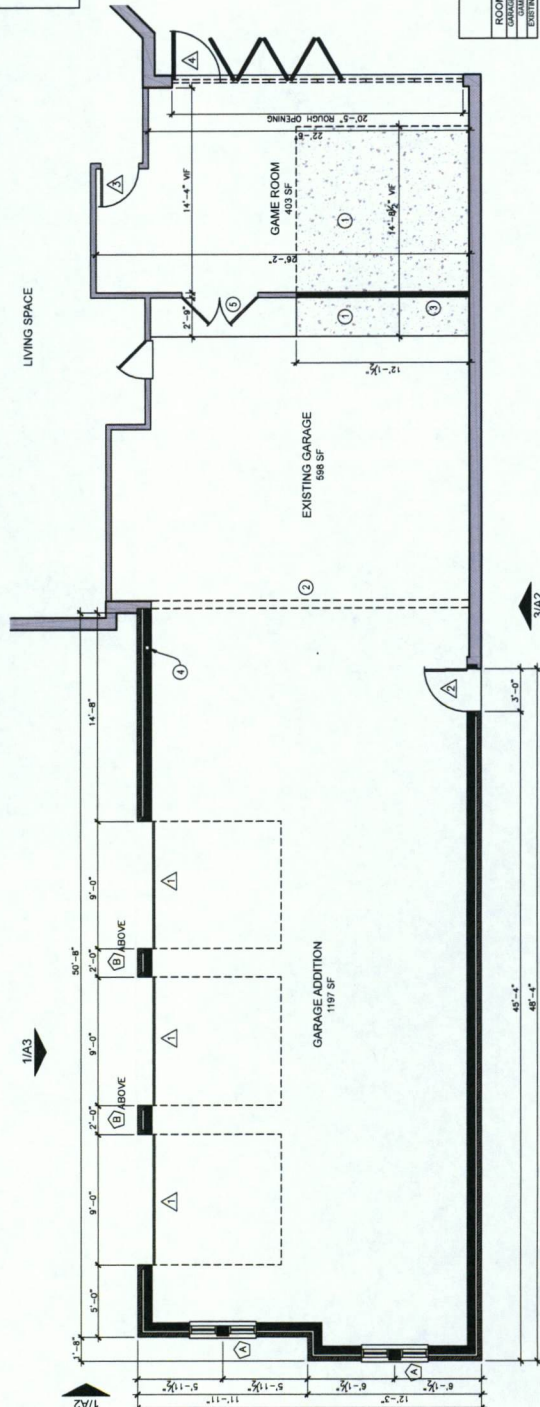
WINDYROC
STUDIOS, LLC
OUTREACH, INC. & TRUST
allison g schmidt | architect
281 . 382 . 4303

1. NEW TREES ARE 4" CALIBER, SHADE TREE SPECIES AS APPROVED BY GRAYSON LAKES HOA.
2. NEW CONCRETE DRIVEWAY IS 4000 PSI, 4" THICK CONCRETE WITH REBAR AT 18" TO 18" O.C. EACH WAY. CONTROL JOINTS AT 20'-0" O.C. MAX.
3. REFER TO C/W SHEET FOR FORT BEND COUNTY APPROVED SIDEWALK AND DRIVEWAY DETAILS AND INFORMATION.





DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- CONTRACTOR TO VERIFY DIMENSIONS IN FIELD BEFORE BEGINNING WORK.

LEGEND:

- EXISTING EXTERIOR WALL TO REMAIN
EXISTING INTERIOR WALL TO REMAIN
DEMO WALL
DEMO WINDOW
DEMO DOOR
EXISTING DOOR TO REMAIN

KEYED NOTES: ①

- DEMO EXISTING FLOORING AND PIECE FOR NEW FINISH
DEMO DOOR
DEMO WALL OPENING FOR NEW DOOR
DEMO WALL TO EXTENT SHOWN
DEMO THICK CONCRETE STUOP TO REMAIN
DEMO BRICK VENEER AT EXISTING COLUMN. COLUMN SUPPORT TO REMAIN.
DOOR SWING TO BE REVERSED (CHANGE TO SWING INTO GARAGE)

GENERAL NO.

- EXISTING EXTERIOR WALL TO REMAIN
EXISTING INTERIOR WALL TO REMAIN
NEW EXTERIOR WALL
NEW INTERIOR WALL, RE. 3A7
EXISTING DOOR TO REMAIN
NEW DOOR

NEW DOOR

-

GENERAL NOTES:

1. CONTRACTOR TO VERIFY CONDITIONS OF PROJECT SCOPE BEFORE BEGINNING WORK AND TO NOTIFY OWNER OF ANY INCONSISTENCIES.
2. EXISTING WALLS AND CEILINGS WHERE WORK OCCURS TO RECEIVE ONE COAT OF PAINT, IN COLOR TO MATCH EXISTING, EGGSHELL FINISH.
3. NEW WINDOW UNITS TO MATCH EXISTING MATERIAL, COLOR AND STYLE.

KEYED NOTES: (

- 1 4" THICK TOPPING SLAB
- 2 NEW HEADER RE: STRUCTURAL
- 3 NEW INTERIOR WALL
- 4 EXISTING COLUMN TO REMAIN
- 5 REVERSE SWING OF EXISTING FRENCH DOORS

WINDOW SCHEDULE

#	WINDOW	FINISH	STYLE	NOTES
A	(2) 4'-8" W X 3'-9" H	WHITE VINYL	FIXED	RE 2A2
B	(2) 2'-6" W X 3'-4" H	WHITE VINYL	FIXED	FORMER WINDOW RE 2A3

DOOR SCHEDULE

DOOR	FINISH	STYLE	NOTES
1	PAINT	W/CH EXBL	PAINT COLOR TO MATCH EXISTING
2	PAINT	STEEL DOOR	INSULATED DOOR W/ GLASS IS
3	PAINT	SOLID CORE	DOOR TO DRINKING ROOM
4	VINYL	STAGGER DOOR	WHITE VINYL COLOR

DOOR NOTES:

1. NEW INTERIOR DOORS TO MATCH EXISTING STYLE, TYP.
2. DOOR HARDWARE AS SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
3. STACKING DOOR BY PANORAMIC DOORS. ROUGH OPENING IS 20'-5" X 7'-11"

FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CLG	CLG HGT	NOTES
GARAGE ADDITION	CONC W/ EPOXY COATING	PAINT	PAINT	10'-0"	LARGE FORMAT TILE SIZE
QUEB ROOM	PORCELAIN TILE	PAINT	PAINT	9'-2"	
EXISTING GARAGE	EPOXY COATING	PAINT	PAINT	8'-2"	

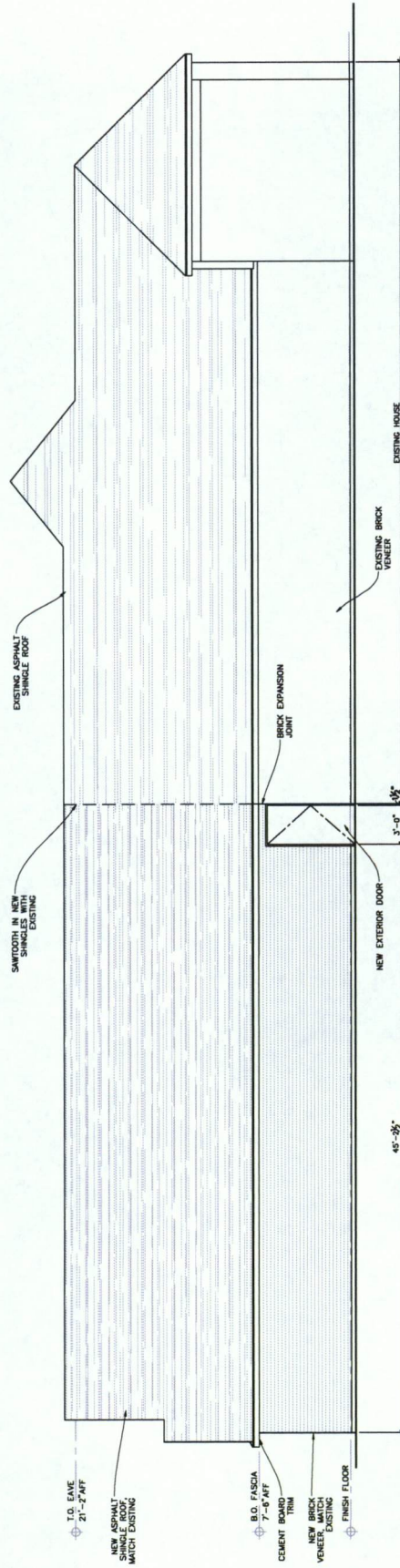
WISH NOTES

- EPoxy floor coating in garage includes paint flakes. Color as selected by owner. Include coating on exterior wall foundation curb.

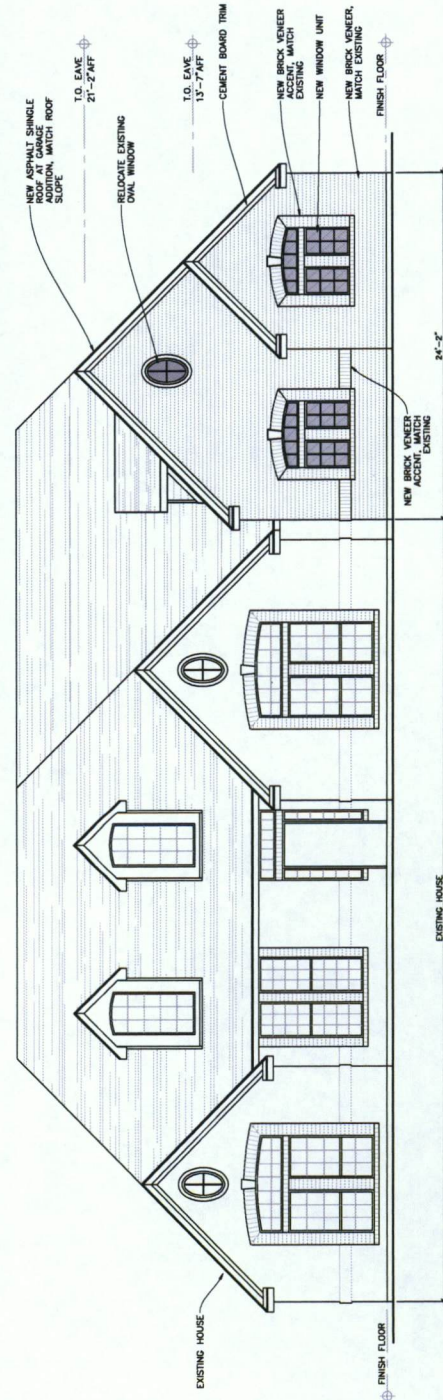
1935 Lake Fountain Drive, Katy, TX 77494

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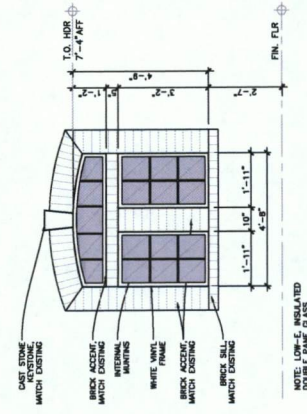
WINDYROC
STUDIOS, LLC
architectural & interior
allison g schmidt | architect
281.382.4303



③ SIDE ELEVATION



① FRONT ELEVATION (LAKE FOUNTAIN DRIVE)



② WINDOW ELEVATION (A)
SCALE: 1/2" = 1'-0"

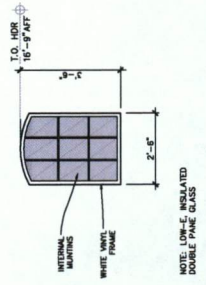
NOTE: LOW-E, INSULATED DOUBLE PANE GLASS

Addition and Renovation to Lentz Residence
1935 Lake Fountain Drive, Katy, TX 77494

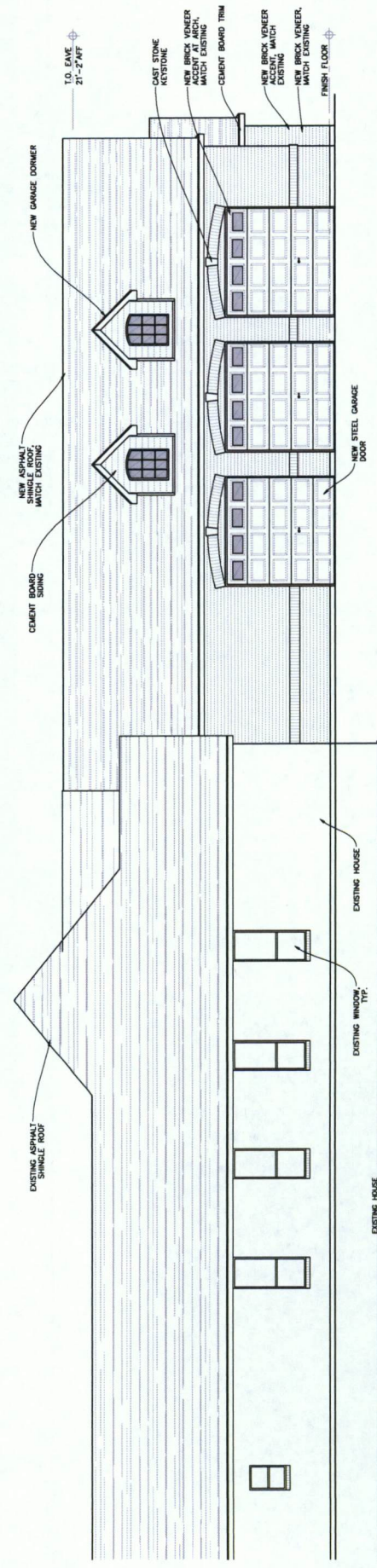
WINDYROC
STUDIOS, LLC
alison g schmidt | architect
281.382.4303



DATE	DESCRIPTION
10/20/2015	SCHEMATIC DEVELOPMENT
11/10/2015	PRELIMINARY DESIGN
11/20/2015	FINAL DESIGN
12/01/2015	CONSTRUCTION PERMITS
12/15/2015	CONSTRUCTION START
01/15/2016	CONSTRUCTION COMPLETE



② WINDOW ELEVATION (B)
SCALE: 1/2" = 1'-0"



① SIDE ELEVATION (LAKE SYDNEY DRIVE)
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

Addition and Renovation to Lentz Residence

R1
11-23-16

GENERAL NOTES:

1. CONTRACTOR TO VERIFY CONDITIONS OF PROJECT SCOPE BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL ENSURE WORK IS IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.

2. REFER TO ALL APPLICABLE CODES AND STANDARDS TO COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.

3. ALL ELECTRICAL EQUIPMENT, WIRING AND CONDUIT SHALL BE GROUNDED. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.

4. ALL WALL RECEPTACLES LOCATED EVERY 12 FEET A RECEPTACLE SHALL BE LOCATED ON WALL SPACES. ALL WALL SPACES SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.

5. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.

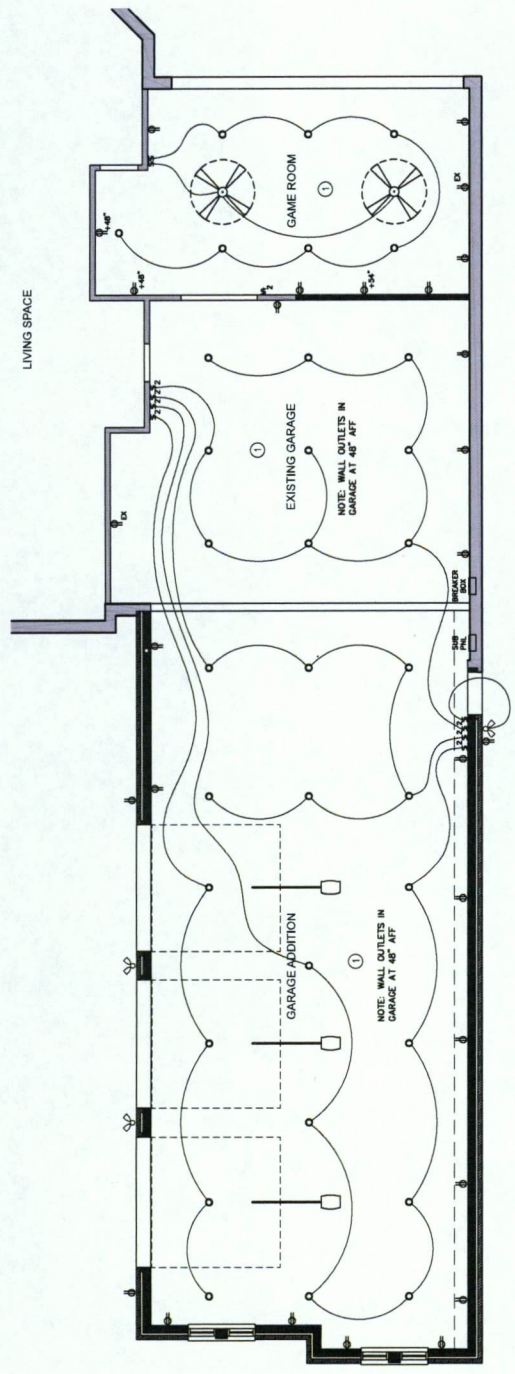
6. CONTRACTOR TO EXTEND AC AND GROUNDING SUPPLY AIR TO NEW GAME ROOM.

LEGEND:

○ RECESSED CAN LIGHT
□ CEILING MOUNT LIGHT FIXTURE
△ EXTERIOR WALL SCONCE IN TRAILER
□ WALL SWITCH
□ THREE WAY WALL SWITCH
□ DUPLEX OUTLET
□ EXISTING DUPLEX OUTLET
□ CEILING FAN W/ LIGHT

KEYED NOTES:

○ CAN LIGHTS ON GARAGE SWITCHES



ELECTRICAL/PLUMBING PLAN
SCALE: 1/4" = 1'-0"

